



31 The Marsh, Longbridge Deverill,
Warminster, Wiltshire, BA12 7EA

Guide Price - £775,000

COOPER
AND
TANNER



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Guide Price - £775,000 - Freehold

Description – (Approx 1700 sq ft)

Cooper and Tanner are delighted to offer this superb, detached residence having natural stone and part brick elevations under a tiled roof. This wonderful home forms part of a private development of similar style properties and has pleasing farmyard environment.

The property offers pleasing living accommodation, ideal for a family or a couple, and has spectacular far reaching views at the rear over farmland and beyond. The home is beautifully presented throughout, and we urge the importance of an appointment to view.

The accommodation

A storm porch and entrance door give access to hallway having wood flooring, staircase and access to the ground floor WC. Glazed doors leading to the principle dual aspect sitting room with a feature

fireplace and log burning stove. French doors give access to the rear patio terrace.

Across the hallway you will find a fitted kitchen having a wide range of wall and base units and Quartz worksurfaces, there are also some integrated appliances. Beyond the kitchen is a pleasing dining area with wood flooring and space for a dresser. At the rear is a utility room with a door to the rear garden.

On the first floor a spacious landing gives access to the principal master room that has the benefit of a dressing room and en-suite. There are two further double bedrooms, one of which has built-in storage. Family bathroom.

Viewing – By appointment only









Location

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.

Longbridge Deverill The sought after village of Longbridge Deverill which benefits from garage, village pub and church. Warminster is approximately three miles distance



Local Information

Local Council: Wiltshire Council

Council Tax Band: F

Heating: Oil heating to radiators

Services: Mains Drain, Electricity and Water

Tenure: Freehold



Motorway Links

- A303/M3/A361/A350
- M4



Train Links – From Warminster to:

- London (Paddington / Waterloo)
- Salisbury
- Westbury / Bath / Bristol



Nearest Schools

- Trowbridge/Frome
- Warminster/Westbury/BOA

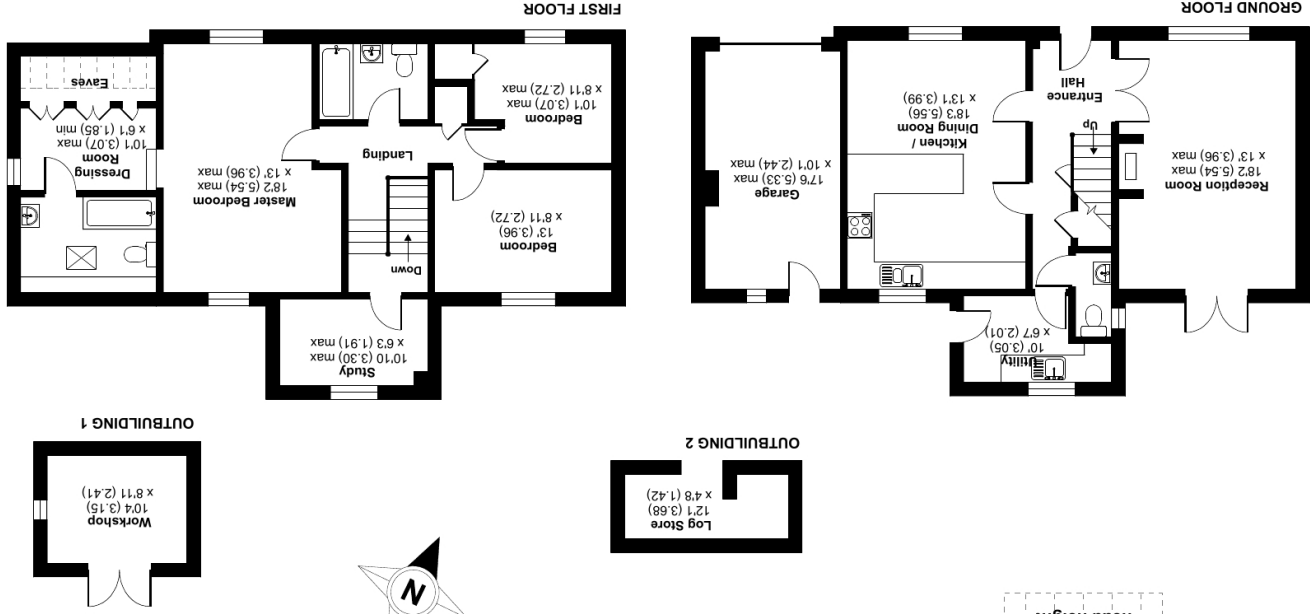
Longbridge Deverill, Warmminster, BA12

Approximate Area = 1700 sq ft / 157.9 sq m (includes garage)
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Outbuildings = 139 sq ft / 12.9 sq m
Total = 1865 sq ft / 173.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.
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